

**AFTER RECORDING MAIL TO:**

Shean Allen  
2304 Earl Court  
Mount Vernon, WA 98273



200207160122

Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00635-02

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

69318

Grantor(s): The Great American Dream, Inc., dba Landmark Building and Development

Grantee(s): Shean L. Allen and Selena Allen

Abbreviated Legal:

Lot 27 "Jasmine Place"

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): P118985

THE GRANTOR The Great American Dream, Inc., dba Landmark Building and Development, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shean L. Allen and Selena Allen, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 27, "Jasmine Place", as recorded February 28, 2002 under Skagit County Auditor's File No. 200202280026.

Dated July 12, 2002

The Great American Dream, Inc., dba Landmark Building and Development

By: John Ellis, President

3208  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUL 16 2002

Amount Paid \$ 2349.60  
Skagit County Treasurer  
By: Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John Ellis

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the President of The Great American Dream, Inc., dba Landmark Building and Development as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7/15/02



Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedis Woolley

My appointment expires: 6/19/05

EXHIBIT "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: March 5, 1991  
Auditor's No: 9103050066  
Purpose: Electric transmission and/or distribution line,  
together with necessary appurtenances

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon  
Recorded: August 24, 2001  
Auditor's No: 200108240008  
Purpose: A public sidewalk, together with the right to  
construct, maintain and replace said sidewalk,  
together with rights of access over and through  
said easement area at any and all times for the  
purpose of doing anything necessary, useful or  
convenient for the enjoyment of the easement  
hereby granted

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Recorded: September 6, 2001  
Auditor's No: 200109060034  
For:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10-foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located with a 5-foot perimeter of all of Grantee's ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

D. RESERVATIONS CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, his wife  
Recorded: August 17, 1900  
Auditor's No: 34055  
As Follows: All coal and other minerals are reserved and  
excepted from this conveyance

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Jasmine Place  
Recorded: February 28, 2002  
Auditor's No: 200202280026

(Copy attached)



200207160122  
Skagit County Auditor